



AETC News Clips

Altus AFB, Okla.



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Moore pleads guilty to child porn charges

Altus AFB communications officer
sentenced to three years in military prison

By Daniel Mathewson, assist. to editor

ALTUS — An Altus Air Force Base communications officer was sentenced to three years in a military prison Thursday after pleading guilty to having received and possessed child pornography on work and office computers.

Air Force 2nd Lt. Daniel Steven Moore, 27, who was assigned to the 97th Communications Squad, was sentenced in a court-martial by the judge, Col. Mary Boone, to three years in a federal military prison, as well as dismissal from the Air Force and forfeiture of all pay and allowances, after pleading guilty to three charges under the Uniform Code of Military Justice:

— Article 92: Failure to obey order or regulation.

— Article 133: Conduct unbecoming an officer and a gentleman.

— Article 134: General article covering non-capital offenses; in this case, receiving and possessing child pornography.

According to Jim Weslowski,

public affairs officer for Altus AFB, Moore had been at the base since May 30, 2003, and his involvement with child pornography was discovered through routine monitoring of the computer system.

“All military computers are monitored for closed sites,” Weslowski said, adding that certain keywords tip off monitors to possible illegal activity. “It puts a flag onto these people,” he said.

Witnesses brought in to testify in

the case, Weslowski said, included the FBI, the Florida Department of Law Enforcement, U.S. postal inspectors and a psychologist.

Representing the prosecution were Lt. Col. Michael O’Sullivan and Capt. Tammy Girton; for the defense, Capt. Jeff Palomino and Capt. Clayton Richter.

At 7:34 p.m. Thursday, Moore was booked into the Jackson County Jail, where he will be held pending transfer to a federal military prison.



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Commission OKs project money for military bases

By Michael McNutt
The Oklahoman

A state commission approved funding requests Thursday for projects at two Air Force bases in Oklahoma.

The Oklahoma Strategic Military Planning Commission awarded the city of Enid \$225,000 to build a backup water system at Vance Air Force Base.

The city of Altus will get \$200,000 to improve an **Altus Air Force Base** runway so it can be used by tenants of a planned \$20 million air industrial park nearby.

The backup water supply at Vance will provide security to the base in the event its main water supply is attacked as well as a backup in the event a water line is cut, commission Chairman Mike Cooper said.

The project is estimated to cost \$350,000. The city of Enid will pay the remaining \$125,000 of the project's cost, he said.

Runway improvements at **Altus Air Force Base** will allow it to be used by private aircraft either owned or doing business with tenants at the air industrial park west of the base, said Dr. Joe Leverett, a commissioner from Altus.

The flights, not expected to be more than one per day, would not interfere with the base's mission, Leverett said.

The commission was allocated \$1 million this fiscal year to help the state's five military installations in the event any was selected for closure by the Base Closure and Realignment Commission.

All five escaped unscathed; the money can be used to help the bases deal with growth and security issues, Cooper said.

The commission earlier awarded \$225,000 to the city of Lawton to help in efforts to buy a strip of land near Fort Sill to prevent urban development along the post's southern boundary.

Tinker Air Force Base is expected to make a request at the panel's next meeting.

The commission has \$350,000 available in this year's funds and \$200,000 in carryover funds, Cooper said.

It will ask legislators for \$1 million for the next fiscal year, Cooper said.



AETC News Clips

Laughlin AFB, Texas



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DEL RIO NEWS HERALD

TIF advocate defends development proposals

[By Bill Sontag](#)

Published December 3, 2005, p. 1

Del Rio City Council has already approved creation of a Tax Increment Redevelopment Zone for Tesoro Hills subdivision atop Eagle Pass Hill. It was billed as the model for a city-sponsored TIRZ in the historic downtown area along and astride South Main Street.

Even though another Tax Increment Finance plan is now under council's consideration for a 3,100-acre tract requiring annexation near Laughlin Air Force Base, the Main Street TIRZ "is definitely on the shelf, for now," according to Juan Gonzalez, city economic development director.

In fact, it may have been dealt a mortal blow when Val Verde County Commissioners refused to participate with county taxes in the TIF. Gonzalez said Thursday morning that he may redraw the boundaries of the proposed downtown TIRZ, hoping for financial viability for the project touted as the infrastructure savior for the eroding historic commercial district.

Thursday night, a skeptical economic development committee of the Del Rio Chamber of Commerce demanded answers from the chief proponent of TIF plans in the area, San Antonio attorney David Earl.

In the Ramada Inn ballroom, 34 Del Rio civic and business leaders heard Earl attempt to focus on his latest TIF and TIRZ proposal, the SE Ranch development, a planned community concept to be sited between U.S. Highway 277 South, U.S. Highway 90 East, and Laughlin Air Force Base.

City council candidate Mike Wrob, also chair of the chamber's economic development committee, queried, "Who is providing the private capital for each project?" Wrob's question was broadened to include all existing and proposed TIF plans and proposals.

Earl replied that each project developer bears that burden, in conjunction with banks that loan the developer money to develop infrastructure in the project area.

Jacobo Rodriguez, loan officer and assistant vice president of The Bank & Trust, asked Earl, "What is the percentage of homes in each development area that will be set aside for low income buyers?"

Earl said that a range of 30-40 percent of homes in Tesoro Hills will meet that criterion, and the percentage has not been set in the SE Ranch development. He stressed that the homes in that project would not be clustered together, but scattered and less identifiable throughout the community.

Rachel Beavan, owner/manager of Edwards Graham Insurance and committee member, asked Earl, "Is all the revenue from the water, sewer, and gas sales within the TIRZs going to the city? Will the rates be the same for the residents inside the TIRZs as those for other Del Rio citizens?"

To both questions, Earl replied affirmatively.

Rodriguez closed off committee questioning with, "TIFs are normally used to encourage development in a community that is not otherwise economically feasible. Why is TIF needed for these developments?"

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Earl cited a need for an industrial shipping and delivery spur from the Union Pacific Railroad tracks which his developer of the SE Ranch project, John M. Schaefer, intends to provide. In addition, Earl said Laughlin Air Force Base needs close-proximity housing to augment privatized housing developments planned on the base.

"We've committed millions and millions of dollars to the city's goal of economic development," Earl said, adding, "If you don't want it, please tell us right now!"

Wrob opened the questioning to the audience, largely dominated by real estate agents, realtors and area business owners.

Del Rio businessman Frank Larson asked Earl if the city can re-negotiate contracts with the developers and if any part of the contract can be re-negotiated by the TIRZ board. Earl replied that re-negotiations are always possible.

Larson pressed for an explanation of the simultaneous impact of multiple TIRZs on the city's tax base, and why city council is proceeding with rulings on the Tesoro Hills TIRZ at its monthly meeting Dec. 6.

Earl: "The city is very eager to get these done because they're excited about these developments." But Earl urged the caution suggested by Larson, saying he subscribes to an old adage, "You measure twice and cut once." "We didn't set that schedule. If you want three weeks, take three weeks," Earl said.

Regarding the impact of multiple TIF projects, Earl said developments and TIRZ funds will be scaled and paced with sales within each development, and simply halt if anticipated sales don't materialize.

"The city can't be hurt by this," Earl insisted, adding that if the TIRZ project fails, then ad valorem taxes immediately go directly to the city.

Larson, who has been invited to be on the TIRZ board for the SE Ranch project, requested copies of several documents prepared by Earl's law firm, including a comprehensive economic study, average home prices in the project, the existing contract for Tesoro Hills TIRZ and a list of members on the Tesoro Hills board of directors.

Many realtors expressed concern that the pricing of lots and homes may occasion foreclosures on properties oversold to people who can't handle necessary payments.

Businessman Val Cadena Jr. pointed at Earl, declaring, "You're preying on the people who really don't have the wherewithal to do anything with the house once they've got it."

Earl replied that he would set up meetings for concerned citizens, bankers and realtors here to sit with developers and ask them directly how they're handling financing to protect the interests of all concerned.

The meeting concluded with a pledge from Del Rio Chamber of Commerce Manager Linda Henderson to receive all the documents requested by Larson, making copies available to all requestors.

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Laughlin AFB, Texas



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DEL RIO NEWS HERALD

Chamber committee queries TIF promoter

[By Bill Sontag](#)

Published December 2, 2005, p. 1

Two Tax Increment Financing proposals have flourished in Del Rio within the last year, and a third may be dead on arrival, all advanced by San Antonio attorney David Earl on behalf of business and residential area developers in that city.

Thursday night, 34 listened closely as Earl presented his client's proposal for a Tax Increment Redevelopment Zone east of the city. The crowd in the Ramada Inn ballroom included members of the Del Rio Chamber of Commerce Economic Development Committee, several Del Rio realtors, bankers, business owners and interested citizens.

Del Rio city council was represented solely by Councilwoman Pat Cole, and only Juan Gonzalez, City of Del Rio economic development director, listened to the discussions on behalf of city staff.

All were there to listen, later grilling Earl about the possible merits and liabilities of the TIF concept.

The state-authorized funding plan relying on annually collected increases in property taxes over a set period of development years suddenly became controversial when Earl, supported by Del Rio City Manager Rafael Castillo Jr. and staff advocates of TIF, told city council of his client's plans to develop a large Tax Increment Redevelopment Zone on two conditions:

First, the San Antonio-based SE Ranch Holdings developer, John M. Schaefer, wants the city to annex more than 3,100 acres of desert scrubland adjacent to Laughlin Air Force Base's northeast boundary. Second, Schaefer wants a city council guarantee of TIF financing approval when the land is annexed.

Opponents of TIF financing, including city council candidate Mike Wrob and businessman Frank Larson, began asking questions last month, expressing skepticism about the SE Ranch Holdings proposal and the long term economic impacts on city tax revenue collections.

Gonzalez has held two public meetings on the subject, and Earl has appeared at numerous city council meetings as the Tesoro Hills subdivision has progressed and the SE Ranch Holdings proposals have emerged.

Both men insist their files and accessibility have been consistently open to individual inquiry, but Wrob invited Earl to appear before the economic development committee to respond to questions. Earl readily agreed, appearing Thursday despite "a bout with flu," appearing pale, perspiring and fatigued.

Prior to, during and following the meeting, participants buzzed about a full-page advertisement in the Del Rio News-Herald, Nov. 27, claiming benefits to the city and Laughlin Air Force Base of TIF. The ad urged readers to "SUPPORT TIF" for protection of jobs, businesses, and Laughlin Air Force Base.

Before the meeting began, Earl said, "I wasn't happy about it, and now I'm being blamed for it," adding that, as the petitioner for the TIF project on SE Ranch Holdings land, he should have been given a review opportunity prior to publication of the ad.

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Laughlin AFB, Texas



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Asked about the ad during the meeting, Earl responded, "I didn't like the ad at all... In fact, I was quite upset about it," adding that the ad should have been attributed to whomever placed it. "It wasn't me," Earl said.

Asked about the origin of the full-page ad on Wednesday, Gonzalez said the city paid "about \$800" for it, and that it had been reviewed by officials at Laughlin Air Force Base, City Manager Rafael Castillo Jr., and Mayor Dora G. Alcalá.

Earl responded to a battery of prepared questions posed by economic development committee members, chaired by Wrob. But Earl began his presentation, admonishing that the approval of annexation and creation of a TIRZ are critical to the project.

"We won't do the project without the TIRZ – it just won't work," Earl said.

Wrob asked Earl, "Who did the economic research that demonstrates a market for the number of houses, amount of commercial space, and amount of industrial space projected in the Tesoro Hills, SE Ranch, and Sanchez/Cardenas developments?"

(Tesoro Hills subdivision, along U.S. Highway 277 South on Eagle Pass Hill, has already been approved by city council as a TIRZ, and "Sanchez/Cardenas" is a reference to yet another TIF proposal in the works, advanced by Del Rio developers Pete Cardenas and J.P. Sanchez.)

Earl replied that SE Ranch economist Lance Elliott, a "long time researcher for the company," conducted the market analyses, adding that the results of Elliott's research would be available to those requesting it.

Jacobo Rodriguez, loan officer and assistant vice president at The Bank & Trust in Del Rio, asked Earl how Tesoro Hills subdivision developers could expect "to sell 368 similar homes given the lackluster sales in Nueva Vista." Rodriguez explained that the six-year-old Nueva Vista subdivision, adjacent to Tesoro Hills, has only sold 37 of 62 available lots.

Earl said that 100 lots at Tesoro Hills are already "pre-sold," adding that lots and homes there are not available with government subsidy, but through developer-assisted financing. He said that many would-be homeowners avoid a "stigma" of government subsidy: "People want to be able to buy their own homes."

Rachel Beavan asked Earl about price range, square footage and home buyers' income range at Tesoro Hills.

Earl reminded Beavan and the audience that he is not an investor at Tesoro Hills, serving only as attorney for the venture, and that he is invested in the SE Ranch project. Still, Earl said he believes average size of homes to be built at Tesoro Hills is about 1,200 square feet, for household incomes of \$18,000 — \$20,000.

Later, Earl said he believes average price of a home in Tesoro Hills hovers around \$65,000.

Jerry Simpton, president of The Bank & Trust, asked Earl about the "financial mechanics of the proposed TIRZs" in Del Rio. Earl simplified his reply, saying that the developer funds 100 percent of the costs of infrastructure development, obtaining bank loans, and directing development when financing is secured.

Then, Earl said, when city inspections are completed, the developer can formalize a request to the TIRZ board of directors for reimbursements from the TIF fund with which to pay off his indebtedness.

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AETC News Clips

Luke AFB, Ariz.



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LIFE AT LUKE

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THE GLENDALE REPUBLIC • WEEKEND EDITION, DECEMBER 3-4, 2005

DEFENSE DEPARTMENT REDUCING HOUSING INVENTORY



U.S. AIR FORCE

Senior Airman Steven Krieg of the 56th Component Maintenance Squadron walks through housing at Luke Air Force Base with his wife, Cassie, and their children. Luke will privatize base housing starting April 1.

Base housing going private

Standard for homes will rise faster, be more attractive, Luke says

By Charles Kelly
GLENDALE REPUBLIC

Military family housing at Luke Air Force Base will be turned over next year to a private developer in an effort to get better on-base housing quicker.

The changeover is scheduled to begin by April 1. Construction of new housing and community facilities and renovation of old housing will begin before June 1.

By April, Luke will turn over 724 homes to a private developer through a 50-year lease. That developer has not been selected yet.

The Air Force raised its housing standard in the late 1990s. Given the tougher standard and tight military budgets for housing, it would take 30 years to update the base's housing if the military didn't privatize it, said Walter Durham, privatization-program manager for the 56th Civil Engineer Squadron at Luke.

Privatized housing

■ On-base tenants will pay rent to a private property owner, but their basic housing allowance will cover all the rent and utilities for a year, or until the homes are metered.

■ Once the homes are metered, or after a year, tenants who use more than average amounts of utilities will have to pay the extra costs out of pocket.

■ Some on-base tenants may have to move during the construction of new housing and renovation of current housing. More details will be provided in the future.

■ It's possible but unlikely that some civilians could wind up

living on the base. If the on-base housing rate for Luke families falls below 95 percent for three consecutive months, the private property owner could rent to other people but would have to follow a priority list. First in line would be other active-duty military, then, in descending order, federal civil-service employees, retired military and their families, National Guard and Reserve members and their families, retired federal civil-service employees, defense contractors or employees, and members of the general public. The property owner must again fill the units with Luke active-duty families as soon as possible.

With privatization, Luke families will see their housing raised to the standard in seven years, he said.

"It gets done faster, and they (military families) get newer housing under privatization," Durham said.

Homes will be more attractive, Luke officials say, because

they will be built or renovated to attract local buyers and renters. Developers will provide more attractive amenities to supplement the housing, such as community centers, playgrounds, sports fields and swimming pools.

The change at Luke is part of a Defense Department plan to cut its housing inventory all over the world. By the end of 2009, nearly three-fourths of homes on military bases in the United States will be in the hands of private developers and managers, according to Durham.

Service members won't have to pay more for privatized housing at Luke. They will collect the military's basic allowance for housing, just like those who live off base. That allowance will cover the rent on-base residents pay to the private developer, as well as average utility costs. Water, sewer and garbage fees will be provided at no cost to tenants.

However, after a year, or once the on-base homes are metered, a military tenant could wind up paying living costs not covered by the allowance if he or she used more electricity or gas than the average.

Luke's housing will be privatized in a phase that will include privatization at Sheppard Air Force Base in Texas, Tyndall Air Force Base in Florida and Altus Air Force Base in Oklahoma.

BRIEFS

Luke volunteers help personnel with taxes

Luke Air Force base provides a nearly all-volunteer income tax center.

Last year, volunteers processed 7,345 tax returns, saving Luke personnel more than \$600,000 in tax preparation fees.

Any active duty member, dependent or retiree are welcome to become tax volunteers. The next training sessions for beginners are scheduled for 8 a.m.-4 p.m. Dec. 12-16. Refresher training for experienced tax volunteers is available Jan. 9-13. Contact Capt. Rob Stuart at (623) 856-6901.

Public tours offered at Goldwater Range

The 56th Range Management Office is offering tours of the Barry M. Goldwater Range in southern Arizona. You can observe fighter pilots in action on a manned range. The tour includes a short hike and presentation about the range's history. Reservations: Teresa Nelson at (623) 856-8516.

Still time to apply for space, missile careers

Company-grade officers in the 1997 to 2000 commissioned year groups can apply for retraining for space and missile careers by Dec. 15.

Eligible officers must have at least one year's time on station as of March 15 and be released from their current career field. Applicants must also pass a Class III flying physical.

The 13S career field is seeking to add 20 to 25 officers this year. Applicants must be willing to fill a range of positions within the career field.

"Cross flow opportunities include only a limited number of spacelift/range operations and satellite command and control positions, space surveillance and missile warning duty positions," said Maj. Kendal Stevenson, chief of space and missile training assignments at Randolph Air Force Base, Texas.

Information: DSN 665-2646 or (210) 565-2646.

The Arizona Republic

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